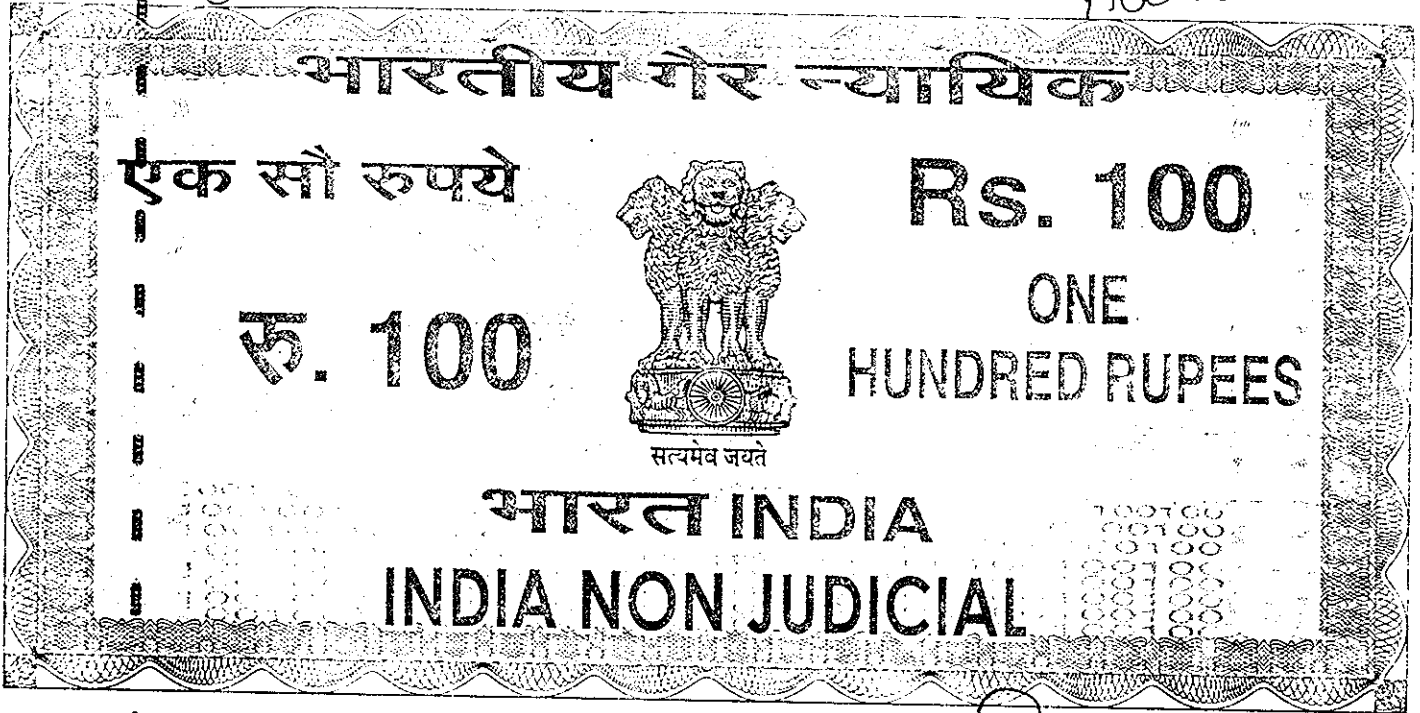


S.No 331

318/08

A-512  
Acc: 357

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376225

Sl. No. 11716 Date 29/12/2007 100/-  
 Sold to Mahender  
 S/o. Sri Satish Modi  
 For whom M/s. Modi Ventures

**K. SATISH KUMAR**  
 S.V.L. No:13/2000, R. No: 26/2000  
 5-2-30 PREMA NATHIPET (VI)  
 R NAGAR (M.T.R. DIST.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 31 day of January 2008 at Secunderabad by and between:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

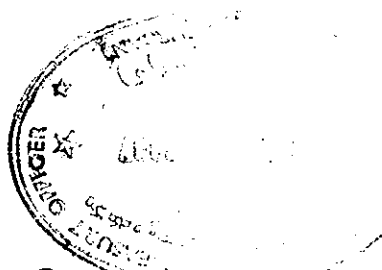
AND

MRS. DEEPA REDDY WIFE OF MR. B. K. SUDHAKAR REDDY, aged about 37 years, residing at 401, Tahsaiman Chambers, 142/C, Prenderghast Road, Secunderabad - 500 003., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

Partner

10 03 10 20



1వ పుస్తకము జులై 8.....వ తేదీ 31.....వ తేదీ  
 మొత్తము కాగితముల సంఖ్య..... 12  
 ఈ కాగితపు వరుస సంఖ్య..... 1

2008 వ సం. జులై 8 నెం. 31.....వ తేదీ  
 1929 శా.క. సం. మే 11 నెం. 11.....వ తేదీ  
 పగలు..... 2..... గంటలు..... 3..... గంటల  
 మధ్య కాశా సన్-రిజిస్ట్రేటరు ఆఫీసులయములో  
 శ్రీ..... K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 22.ఎను  
 అనుసరించి సమర్పించినట్లుగా రిజిస్ట్రేషన్లు  
 మరియు వేలిముద్రలలో సహా దృఢీకరించేసి  
 ధర..... 1000 /..... అ చెల్లించినట్లు

~~సన్-రిజిస్ట్రేటరు~~



వాసీ బచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు

*K. Prabhakar Reddy*



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.  
 Attested GPA, through General Power of Attorney, Vide Doc. No. 120/BK/2006  
 Registered at SRO, Uppal, R. R. Dist.

ఎడమ బొటన వ్రేలు



*Deepa* Mrs. Deepa Reddy w/o. B.K. Sudhakar Reddy  
 R/o. 401, Peh Saiman Chambers, 142/C,  
 Prenderghast Road, Secbad-03.

రూపించినది

*f. Pradeep* f. Pradeep S/o. f. Dharmraj Das Sani  
 R/o. 1-10-263, New Bommarpally, Secbad.

*Varan* Varan S/o. Ramachander Kes Red. Business  
 2-3-64/10/24, Amberpet, Hyderabad

2008 వ సం. జులై 8 నెం. 31.....వ తేదీ  
 1929 శా.క. సం. మే 11 నెం. 11.....వ తేదీ

*[Signature]*  
 సన్-రిజిస్ట్రేటరు

WHEREAS:

- A. The Buyer under a Sale Deed dated 31.01.08 has purchased a semi-finished semi-deluxe apartment bearing no. 512, on the fifth floor in block no. 'A', admeasuring 1300 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 79.95 sq. yds.
  - A reserved two wheeler parking space bearing no. 72 admeasuring about 15 sft.
  - A reserved car parking space bearing no. 6 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 317/2008 in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished deluxe apartment bearing no. 512 on fifth floor in Block 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing no. 512 on the fifth floor in block no. 'A' admeasuring 1300 sft. of super built up area and undivided share of land to the extent of 79.95 sq. yds. A reserved two wheeler parking bearing no. 72 admeasuring 15 sft and a reserved car parking space bearing no. 6 admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 10,03,500/- (Rupees Ten Lakhs Three Thousand Five Hundred Only) and the Builder admitted and acknowledged the receipt for above said consideration.
- In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For MODI VENTURES

  
Partner



1వ పుస్తకము 2008.....వ సం సం 318  
 మొత్తము తాగితముల సంఖ్య..... 12  
 ఈ తాగితపు వరుస సంఖ్య..... 2

*[Signature]*  
 సబ్-రెజిస్ట్రారు

**ENDORSEMENT**

Certified that the following amount has been paid in respect of this document:

**I. Stamp Duty:**

- 1. in the shape of Challan ..... Rs. 100/-
- 2. in the shape of cash ..... Rs. 9935/-
- 3. in the shape of stamp duty ..... Rs. =
- 4. adjustment of stamp duty ..... Rs. =

**II. Transfer Duty:**

- 1. in shape of challan ..... Rs. =
- 2. in the shape of cash ..... Rs. =

**III. Registration fees:**

- 1. in the shape of challan ..... Rs. 1000/-
- 2. in the shape of cash ..... Rs. =

**IV. User Charges**

- 1. in the shape of challan ..... Rs. 100/-
- 2. in the shape of cash ..... Rs. =

Total

Rs. 11135/-

*[Signature]*  
 SUB-REGISTRAR  
 KAPRA.

1వ పుస్తకము 2008 సం./ కా.శ. 1929వ  
 సం. 318.....నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంప్ విమర్శన గుర్తింపు నెంబరు 1526 -  
 318/2008 గా యివ్వబడ్డనది  
 2008 సం. జనవరి నెం. 31.....వ తేది

*[Signature]*  
 సబ్-రెజిస్ట్రారు



3. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
4. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 512 on fifth floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.
6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
7. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 30 February 2008 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
9. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
10. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For MODI VENTURES

  
Partner

*Deepo*

1వ ప్రకటన పేజీ 8 నుంచి 318 వరకు

మొత్తము కాగితముల సంఖ్య 12

ఈ కాగితపు వరుస సంఖ్య 3

~~సచి-రెజిస్ట్రారు~~



11. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Gulmohar Gardens project.
14. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
15. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
16. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
17. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For MODI VENTURES

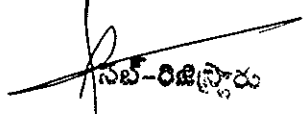
  
Partner



1వ పుస్తకము వినిపి గ.....న సం పు 318.....సంస్థాపనలు

మొత్తము కాగితముల సంఖ్య..... 12.....

ఈ కాగితపు పుస్తక సంఖ్య..... 4.....

  
సబ్-రిజిస్ట్రారు





18. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
19. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
20. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
21. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
22. Stamp duty and Registration amount of Rs. 11,035/- is paid by way of challan No. 705867, dated 31.01.08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 10,035/- by way of Payorder No. 138350, dated 30.01.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

  
Partner

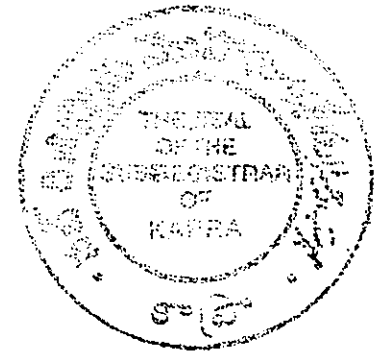


..... నంబరు 318 .....

..... 12 .....

..... 5 .....

~~.....~~



SCHEDULE 'A'  
SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:



North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
East By	Shakti Sai Nagar Colony
West By	Sy. No. 92

SCHEDULE 'B'  
SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 512 on the fifth floor, in block no. 'A', admeasuring 1300 sq. yds. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 72 & 6, admeasuring about 15 and 100 sq. yds. respectively., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 513
South By	6' wide corridor & open to sky
East By	6' wide corridor & Lift & open to sky
West By	Open to sky

WITNESSES:

1. 
2. 

For MOD VENTURES



Partner

BUILDER

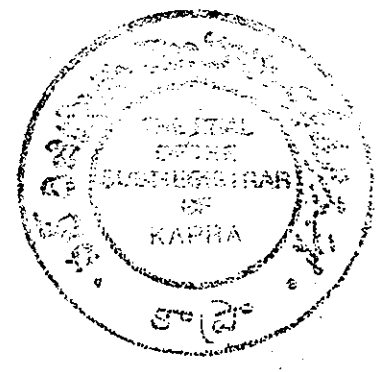
  
BUYER

1వ పుస్తకము వి.వి.8.....న సం.పు. 318.....వ్రాసినారు

మొత్తము గానితమున సం.పు. 12.....

ఈ తాదావి వరుస సం.పు. 6.....

~~సబ్-రిజిస్ట్రారు~~



**REGISTRATION PLAN SHOWING**

FLAT NO. 512 IN BLOCK NO. 'A'

ON FIFTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

**IN SURVEY NOS.** 93, 94 & 95

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. MODI VENTURES REPRESENTED BY ITS PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

**BUYER:** MRS. DEEPA REDDY WIFE OF MR. B. K. SUDHAKAR REDDY

**REFERENCE:**  
**AREA:** 79.95

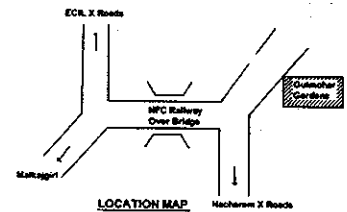
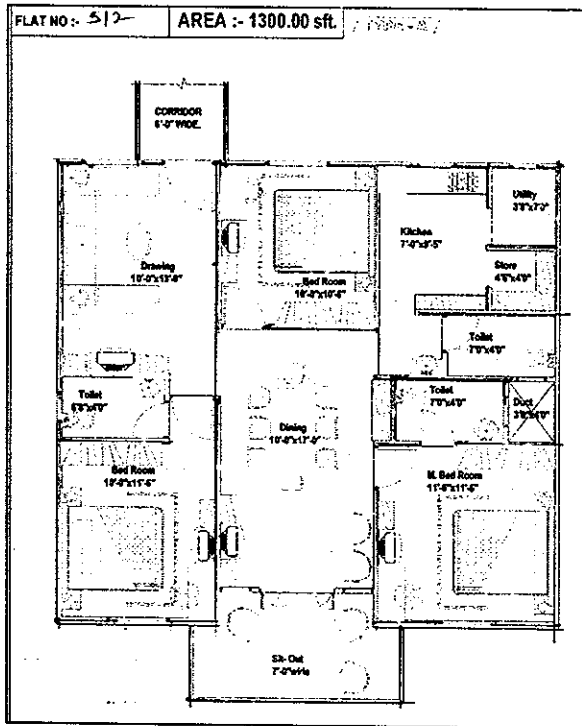
**SCALE:**  
**SQ. YDS. OR**

**INCL:**   
**SQ. MTRS.**

**EXCL:**

Total Built-up Area = 1300 sft.  
Out of U/S of Land = Ac. 4-00 Gts.

6' wide corridor & Lift & Open to sky



**WITNESSES:**

- 1.
- 2.

**For MODI VENTURES**

**Partner**  
**SIG. OF THE BUILDER**

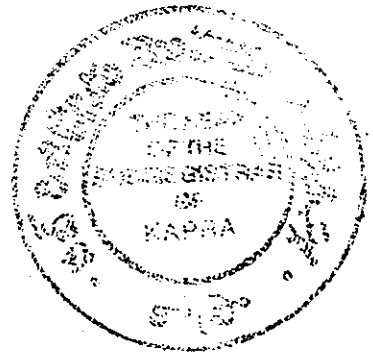
**SIG. OF THE BUYER**

1. పుస్తకము వివిధ 8.....వ పం పు. 318.....వీణలు

మొత్తము కాగితముల సంఖ్య..... 12.....

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~~సం. 2000-00~~



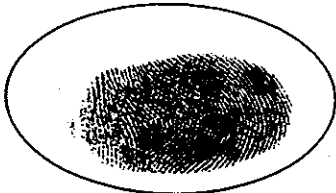
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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BUILDER :

M/S. MODI VENTURES  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD – 500 003.  
REPRESENTED BY ITS PARTNER  
SRI SOHAM MODI  
SON OF SATISH MODI



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD – 500 003.



BUYER:

MRS. DEEPA REDDY  
W/O. MR. B. K. SUDHAKAR REDDY  
R/O. 401  
TAHSAIMAN CHAMBERS, 142/C  
PRENDERGHAST ROAD  
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES  
  
Partner  
SIGNATURE OF EXECUTANTS

వ స్వల్పము గాని.....వ సం వృ.....జాలు 218

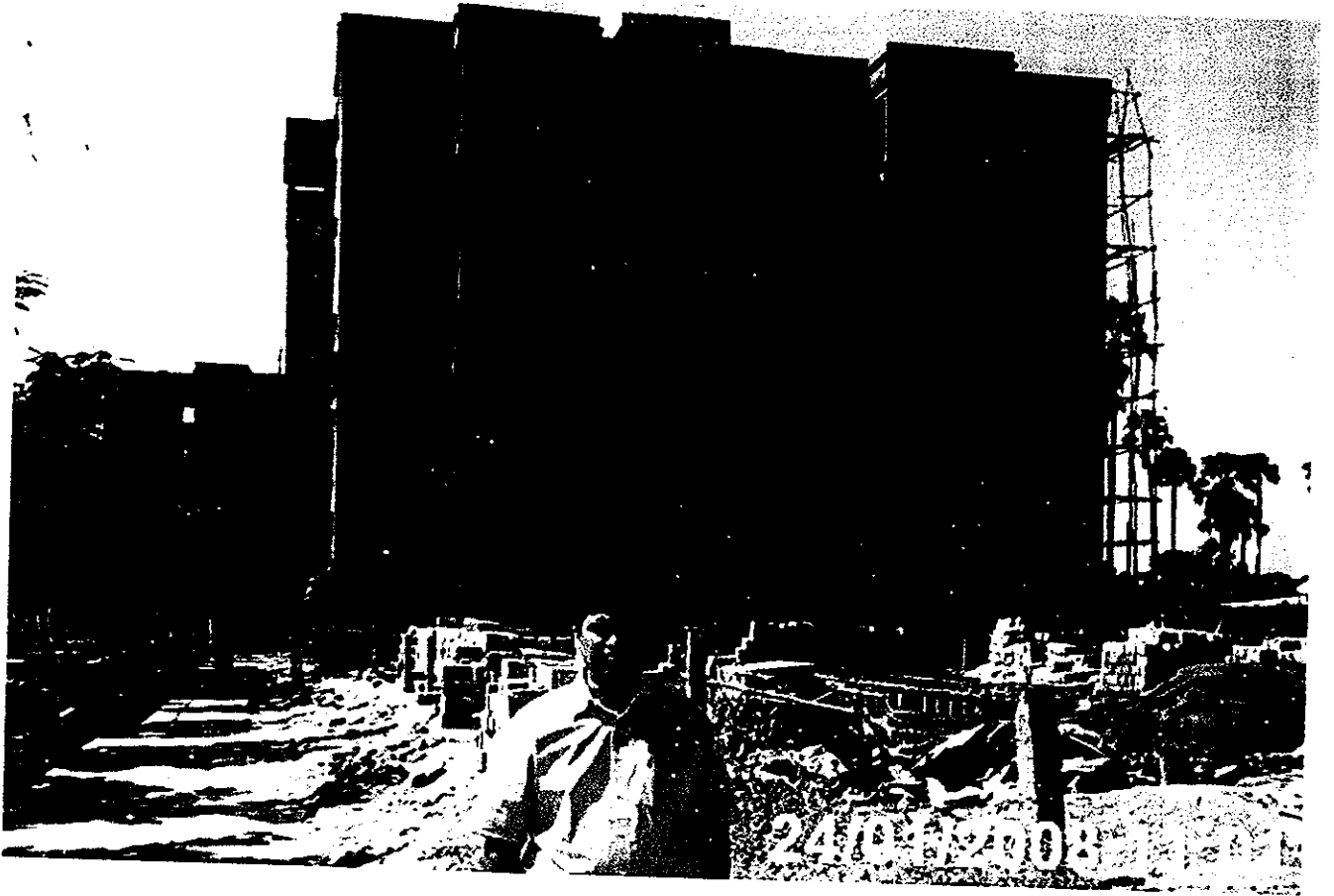
పెద్దము గాని..... సంవృ..... 12

ఈ కారణము వలన సంవృ..... 9

~~సబ్-రెజిస్ట్రారు~~







1వ పుస్తకము 200 ర్. ....వ సం పు. 318 ..... నాణలు  
మొత్తము కాగితముల సంఖ్య..... 12 .....  
ఈ కాగితపు వరుస సంఖ్య..... 10 .....

~~సబ్-రిజిస్ట్రారు~~



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



**DRIVING LICENCE**  
**DLDAPG11193822002**  
**PRABHAKAR REDDY K**  
**K PRABHAKAR REDDY**  
**2-3-67/10/24**  
**JAISWAL GARDEN**  
**AMBERPET**  
**HYDERABAD**



30/07/2002 **DUPLICATE** Licencing Authority: RTA-HYDERABAD-EC

**स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER**  
**ABMPM6725H**

**नाम /NAME**  
**SOHAM SATISH MODI**

**पिता का नाम /FATHER'S NAME**  
**SATISH MANLAL MODI**

**जन्म तिथि /DATE OF BIRTH**  
**18-10-1969**

**हस्ताक्षर /SIGNATURE**

**Chief Commissioner of Income-tax, Andhra Pradesh**

**भारत गणराज्य REPUBLIC OF INDIA**

**भारतीय पासपोर्ट B 2791005**

**नाम /Name**  
**SOHAM SATISH MODI**

**जन्म तिथि /Date of Birth**  
**18-10-1969**

**पिता का नाम /Father's Name**  
**SATISH MANLAL MODI**

**जन्म स्थान /Place of Birth**  
**HYDERABAD**

**व्यक्तिगत संख्या /Personal Number**  
**9-10-2000 8-10-2010**

**मोबाइल /Mobile**  
**9849111111**

**पता /Address**  
**2-3-67/10/24, JAISWAL GARDEN, AMBERPET, HYDERABAD**

**हस्ताक्षर /Signature**

**पासपोर्ट कार्यालय /Passport Office**  
**HYDERABAD**

**For MODI VENTURES**  
  
**Partner**

1వ పుస్తకము 2008.....వ సం పు 318 వేజులు

మొత్తము కాగితముల సంఖ్య..... 12 .....


ఈ కాగితపు పనుల సంఖ్య..... 11 .....

~~సబ్-రిజిస్ట్రారు~~





1వ పుస్తకము 2008.....వ సం పు 318.....వ పేజీలు  
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